029.0	0004	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	822,700 /	822,700
					USE VALUE:	822,700 /	822,700
					ASSESSED:	822,700 /	822,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH WALTER R
Owner 2:	
Owner 3:	
Street 1:	19 TUFTS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,959 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 2274 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4959.000	359,900	7,800	455,000	822,700
Total Card	0.114	359,900	7,800	455,000	822,700
Total Parcel	0.114	359,900	7,800	455,000	822,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.79 | /Parcel: 361.7

Legal Description

User Acct 20346

GIS Ref

GIS Ref

Insp Date 08/19/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 029.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,900	7800	4,959.	455,000	822,700	822,700	Year End Roll	12/18/2019
2019	101	FV	268,600	7900	4,959.	483,500	760,000	760,000	Year End Roll	1/3/2019
2018	101	FV	268,600	7900	4,959.	352,600	629,100	629,100	Year End Roll	12/20/2017
2017	101	FV	268,500	7900	4,959.	307,100	583,500	583,500	Year End Roll	1/3/2017
2016	101	FV	268,500	7900	4,959.	261,600	538,000	538,000	Year End	1/4/2016
2015	101	FV	257,300	7900	4,959.	255,900	521,100	521,100	Year End Roll	12/11/2014
2014	101	FV	257,300	7900	4,959.	210,400	475,600	475,600	Year End Roll	12/16/2013
2013	101	FV	257,300	7900	4,959.	200,200	465,400	465,400		12/13/2012

!2452!

PRINT

Date	Time
12/10/20	17:51:29

LAST REV

Date	Time
09/06/17	13:53:14
apro	
2452	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH WILLIAM	1172-146		6/10/1997	Family		No	No		F

USER DEFINED

Prior Id # 1:	20346
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2017	479	Solar Pa	1,000	C				
11/23/2004	1130	New Wind	1,695					5 BMT WNDWS
12/19/1997	753		20,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2014	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	163	PATRIOT
2/17/2000	Measured	263	PATRIOT
8/12/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4959		Sq. Ft.	Site		0	80.	1.15	1									455,018						455,000	

Total AC/HA: 0.11384 | Total SF/SM: 4959 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 455,018 | Spl Credit | Total: 455,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16070032
Const Adj.:	0.98990101
Adj $ / SQ:	155.112
Other Features:	77024
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488949
Depreciation:	129083
Depreciated Total:	359867

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

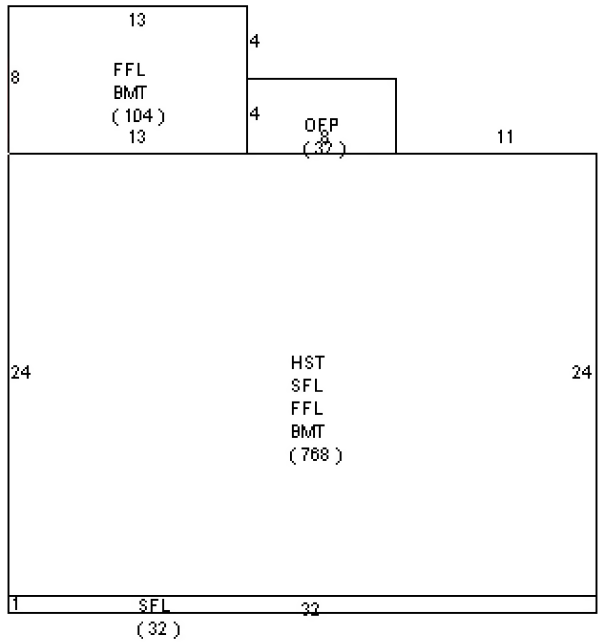
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	170.62
Special Features:	0	Val/Su Net:	121.59
Final Total:	359900	Val/Su SzAd	175.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	872	54.100	47,171
FFL	First Floor	872	155.110	135,258
SFL	Second Floor	800	155.110	124,090
HST	Half Story	384	155.110	59,563
OFP	Open Porch	32	43.560	1,394

Net Sketched Area:	2,960	Total:	367,476
Size Ad	2056	Gross Are	3344	FinArea	2274
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1937	21.58	T	40	101			4,900			4,900
14	Open Porch	D	Y	1	10X10	A	GD	1999	33.00	T	12	101			2,900			2,900

More:	N	Total Yard Items:	7,800	Total Special Featues:		Total:	7,800